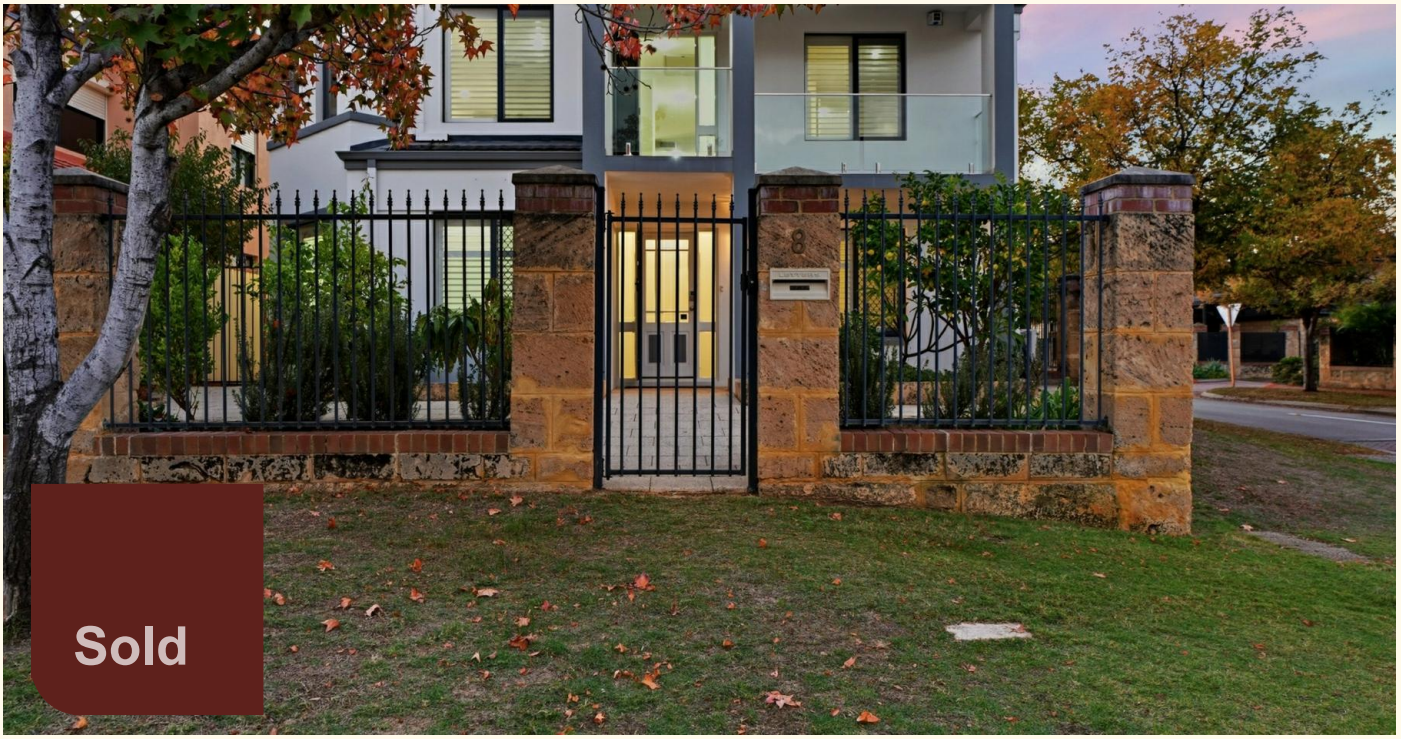

8 Tidewater Way, Ascot

Contemporary Masterpiece In Exclusive Ascot Waters

ACCOMMODATION

This is a once in a lifetime opportunity for you to buy a home that combines superior build quality and an attention to detail rarely found in many of today's homes.

This magnificent two-storey home, situated minutes from the Ascot Marina, Swan River, and Kuljak Island nature reserve, welcomes you with warm Tasmanian oak hardwood flooring that leads into the heart of the home.

Designed for space and flexibility, this generous family home sits on a green title block in one of the premier streets of the Ascot Waters Estate. With multiple living areas, it's perfect for a growing family.

You'll be amazed by the contemporary layout, featuring a huge open-plan kitchen, dining, and living areas. The custom kitchen is fitted with high-end Falcon gas cooking appliances, Caesarstone benchtops, a Miele dishwasher, and ample built-in cupboards. The living area is elevated with a double storey void ceiling, and high set windows flood the space with natural light. It opens onto a large undercover outdoor

4 2 2

FOR SALE
SOLD | By Kim Liew

AGENTS
Kim Liew
0430 015 796
kim.liew@ljhvicpark.com.au

AGENCY
LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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entertaining deck - bringing the outdoors in.

All the bedrooms are located on the first floor. The large master retreat includes a walk-in robe and ensuite. There are three generously sized bedrooms, all with built-in robes - one of which has an attached semi-ensuite. All bedrooms have split-system air conditioning.

The ground floor office/study is positioned at the front of the home with a tranquil garden outlook - a room that could also serve as a fifth bedroom or guest room. Adjacent to the study lies the formal living area.

With 250sqm of internal living space and multiple living areas, there's room for everyone to enjoy.

FEATURES & BENEFITS

- Double storey void ceiling
- Tasmanian oak hardwood flooring in hallway, kitchen, dining and family
- Master retreat with ensuite and walk-in robe
- Oversized second, third and fourth bedrooms with built-in robes
- Plantation shutter window treatments in study, formal living, dining, master bedroom, bedroom 1, bedroom 2 and bedroom 3
- shaped stone benchtop and herringbone splashback in kitchen
- Premium Falcon gas cooking appliances
- Miele dishwasher
- Spacious patio with decking
- 5 split-system air conditioners + evaporative air conditioning
- Built-in laundry storage
- Attic storage
- Large balcony overlooking the front courtyard
- Heat pump hot water system
- Alarm
- Solar panels (1.6kW) and inverter (1.7kW)
- Double garage
- Neutral paint tone
- Low-maintenance mature gardens

INVESTOR INFORMATION
Forecast rent return $1400.00 per week.

RATES

- Council Rates $2,789.64 FY25/26
- Water Rates $1,566.12 FY25/26

LOCATION

Centrally located close to the CBD, Perth Airport, Ascot Racecourse, Crown Precinct, and Belmont Forum - with the Swan River right at your doorstep.

With easy access to major arterials, enjoy living by the river, nature reserves and parklands, with restaurants, cafes, shops, and public transport all nearby.

CONTACT

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "8 Tidewater Way" to 0430 015 796 for your free digital brochure.

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MORE DETAILS

Property ID	5GYPFFB
Property Type	House
House Size	250 m2
Land Area	348 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Evaporative Cooling
	Alarm
	Courtyard
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Carpeted
	Close to Shops
	Close to Transport
	Window Treatments

Kim Liew 0430 015 796
Sales Consultant | kim.liew@ljhvicpark.com.au

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8 Tidewater Way, Ascot WA 6104

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in measurements of doors Windows rooms and any other items are approximate and no responsibility is taken for any error omission or misstatement . This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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